

# 2251 N. Squirrel Road

*Auburn Hills, MI*

- Class "A" Medical Facility
- Suites Available in Various Sizes
- Adjacent to Oakland University
- Seconds From I-75
- Professionally Managed Property
- Strategically Located with Affluent Payer Mix

## OFFICE BUILDING FOR LEASE

### FOR MORE INFORMATION:

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# 2251 N. Squirrel Road

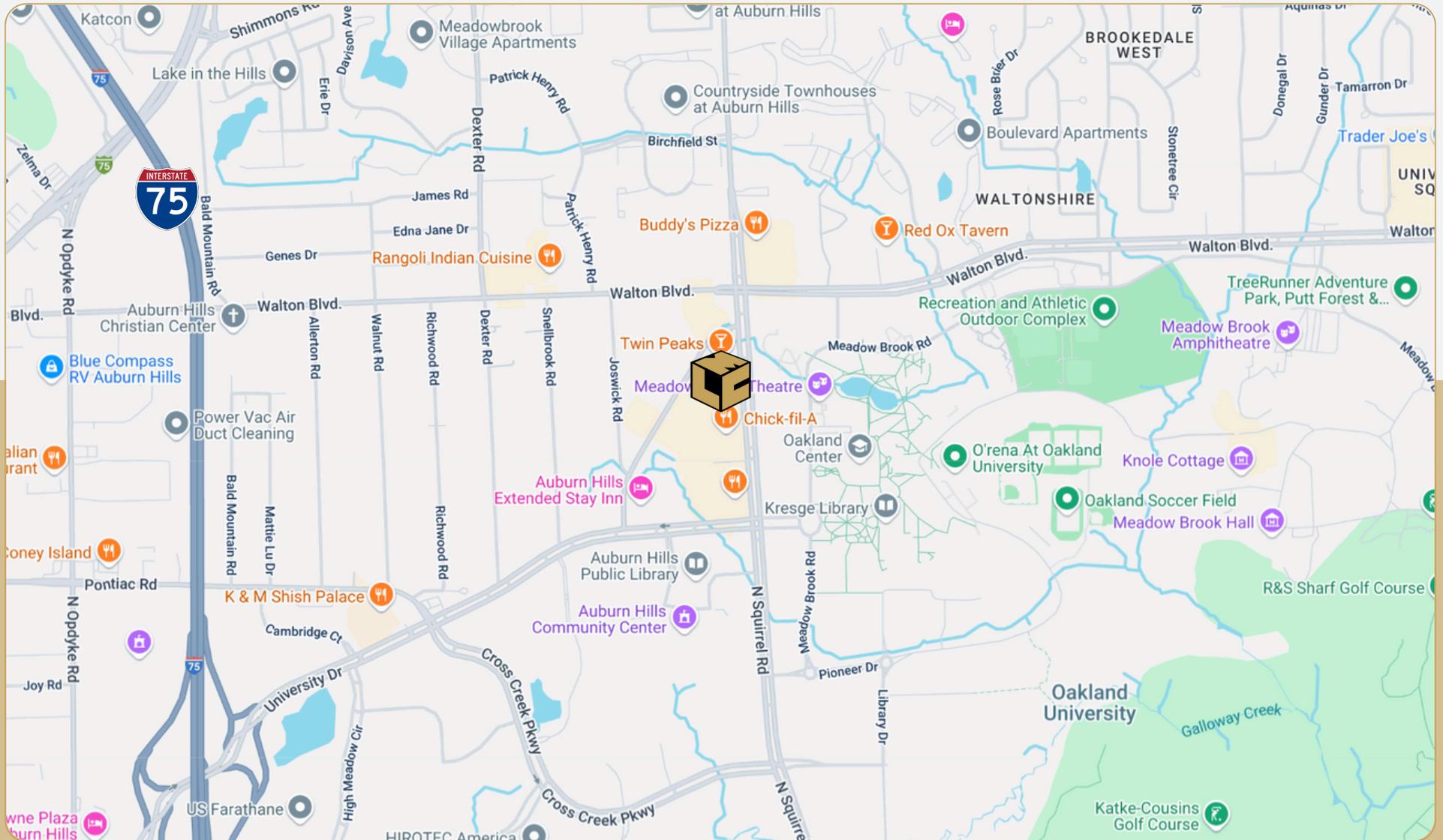
Auburn Hills, MI



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## Office Property Details:

### Details:

**Location Description:** Walton Blvd & Squirrel Rd

**Building Type:** Office

**Class:** A

**Zoning:** Office

**Floors:** 3

**Year Built:** 2000

**Year Renovated:** -

**Gross SF:** 55,269 SF

**Total Rentable SF:** 55,269 SF

**Available SF:** 4,520 SF

**Min/Max SF:** 1,295 SF - 1,839 SF

**Acres:** 3.6

**Multitenant:** Yes

**Parcel ID:** 14-13-176-011

**Property Description:** Class "A" medical office building located in the heart of Auburn Hills.

### Economic:

**Min/Max Rental Rate:** \$19.75/SF

**Rental Terms:** NNN

**Annual Escalations:** \$0.50/SF

**Load Factor:** 15.53%

**Operating Expenses:** \$11.00/SF

**Occupancy:** Immediate

**Parking:** 5/1,000

**Partition Allowance:** Negotiable

**Signage:** Suite Entry

**Status:** Existing

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## Available Suites:

**Suite 206:** 1,839 SF

**Suite 303:** 1,295 SF

**Suite 310:** 1,386 SF



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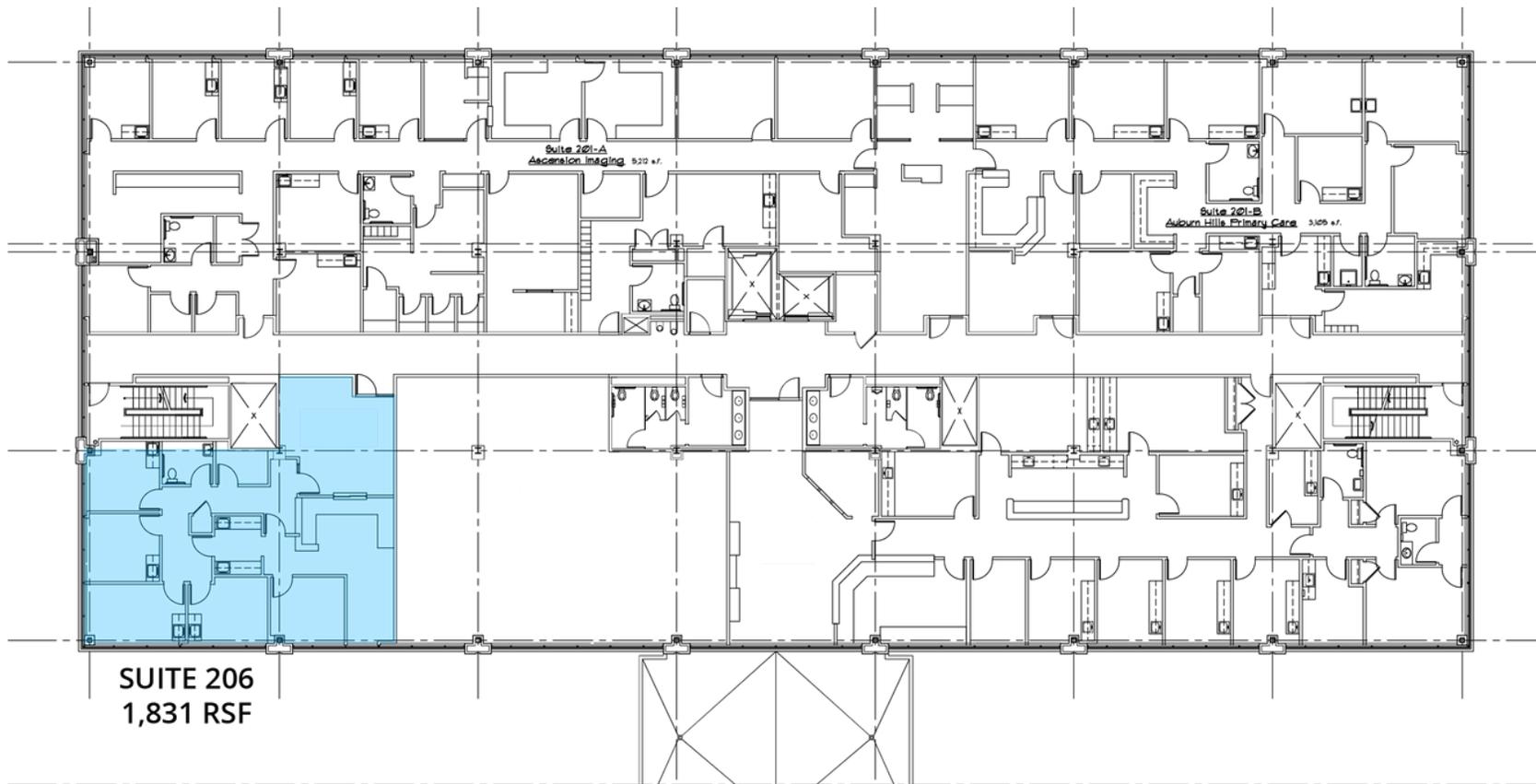


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## Second Floor Vacancies:



Suite Number	Square Footage
206	1,839 SF

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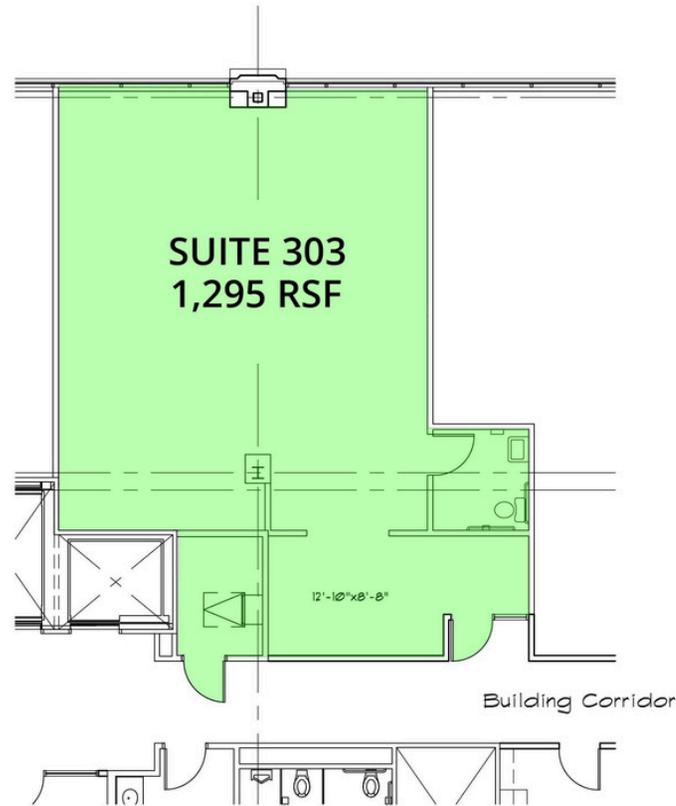


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## Third Floor Vacancies:



Suite Number	Square Footage
303	1,295 SF

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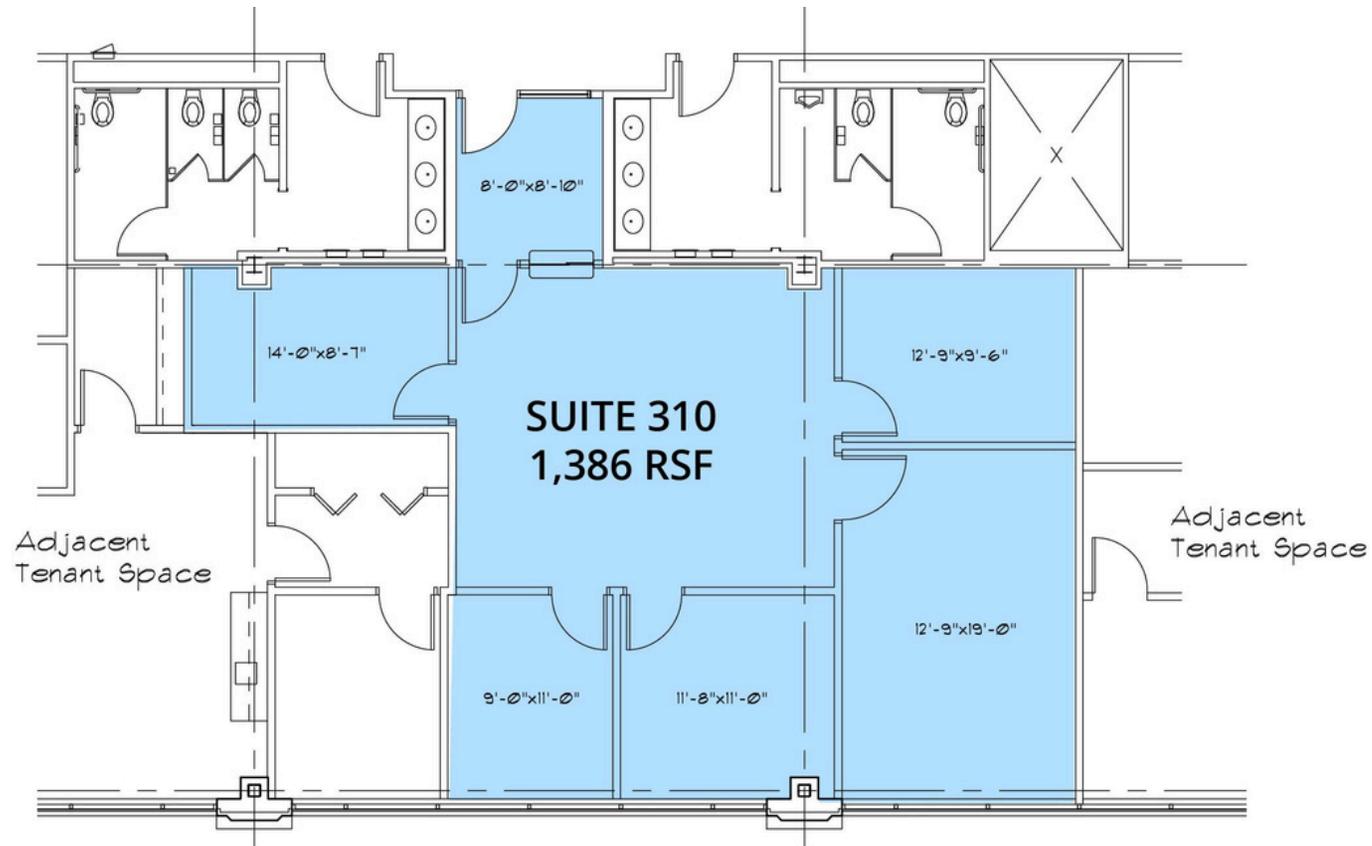


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## Third Floor Vacancies:



Suite Number	Square Footage
310	1,386 SF

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